

LOT 75  
IN OR 1066/294  
EGANS BLUFF EAST PB 5/367

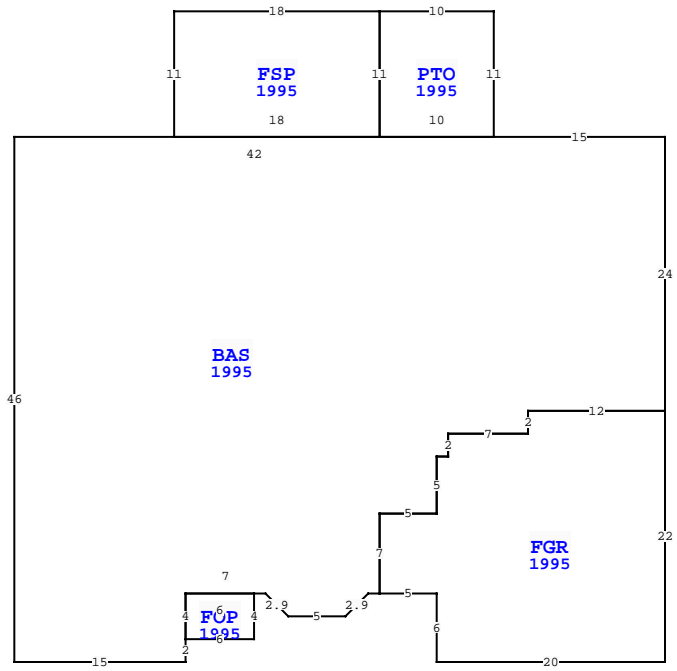
JONES ANNE  
2134 TAURUS CT  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-021E-0075-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,047	100	2,047
FGR	457	55	251
FOP	24	30	7
FSP	198	40	79
PTO	110	5	6
TOTALS	2,836		2,390
			213,334

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,390	112.7784	101.78	243,254	1995	2000		0	0	12.30	87.70
1 SINGLE FAM - 100% - 2004 Heated Area: 2047 HX Base Yr 2004												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			213,334
TOTAL MARKET OB/XF VALUE			3,117
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			396,451
SOH/AGL Deduction			198,413
ASSESSED VALUE			198,038
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			148,038
TOTAL JUST VALUE			396,451
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501682	NEW CONSTR	96,500	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/0294	7/01/2002	WD	Q	I		189,900

GRANTOR: ROBILLARD SANDRA L
GRANTEE: JONES ANNE
1007/1033 9/13/2001 QC U I 18 100
GRANTOR: MELUGIN MAUREEN O
GRANTEE: MELUGIN MAUREEN O L

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W15 PTO=[YR=1995] N11 W10 FSP=[YR=1995] W18 S11 E18 N11 \$ S11 E10 \$ W42 S46 E15 N2 FOP=[YR=1995] E6 N4 W6 S4 \$ N4 E7 D2 R2 E5 U2 R2 E1 FGR=[YR=1995] E5 S6 E20 N22 W12 S2 W7 S2 W1 S5 W5 S7 \$ N7 E5 N5 E1 N2 E7 N2 E12 N24 \$ .	

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0811	CONCRETE B	0	100	45	16			720.00	SF	5.20	100	1995	1995	3	72	2,696
2	0810	CONCRETE A	0	100	30	3			90.00	SF	6.50	100	1995	1995	3	72	421

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		100	0003	RS-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	180,000.00	180,000.00	180,000							